



BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-07 Activity Number: T19SA00035 Date Accepted: 1.22.19PROPERTY LOCATION INFORMATIONProperty Address: 302 S. PLUMER AVE.Project Description: SIT STAY PLAY - DEMO, NEW BLDG., SITE WALLS, LANDSCAPEZoning: I-1Property Size (sqft): 22,642 sqNumber of Existing Buildings: 2Number of Stories: 1Height: 16'-0"Legal Description: AMERICAN VILLA RESUB LOTS 1 2 + 3 BLK 16Pima County Tax Parcel Number/s: 129.04.2440APPLICANT INFORMATION (The person processing the application and designated to receive notices):APPLICANT: EARL C. YOUSEY IV, RAADDRESS: 5643 E. 18th ST., TUCSON, AZ 85711PHONE: (520) 229.7718 FAX: (-) -EMAIL: EARL@DBFLLC.COMPROPERTY OWNER (If ownership in escrow, please note): (IN ESCROW) JANET GALANTEADDRESS: 302 S. PLUMER AVE., TUCSON, AZ 85719PHONE: (520) 882.7529 FAX: (-) -EMAIL: JANET@SITSTAYPLAYTUCSON.COM

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☐ New addition to existing building
☐ Existing building needs permits
☒ Landscaping / Screening substitution

- ☒ Change of use to existing building
☒ New building on developed land
☒ Modification to wall/fence height
☐ Other _____

Related Permitted Activity Number(s): DP19-0012

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.


SIGNATURE OF OWNER/APPLICANT1.21.19
Date



Planning & Development Services Department
201 N. Stone Avenue
PO Box 27210
Tucson, AZ 85726
(520) 791-5550

Letter of Agency/Authorization

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 1.21.19

To:

City of Tucson
Planning & Development Services Department
Zoning Administration Division
PO Box 27210
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant:

EARL C. YOUSEY IV, RA Phone: 229.7718

Applicant's Address:

5643 E. 18th ST., TUCSON, AZ 85711

To submit a Board of Adjustment variance application on my behalf.

The subject property located at:	<u>302 S. PLUMER AVE., TUCSON, AZ</u>
Assessor's Parcel Number:	<u>129.04.2440</u>
Printed Name of Owner of Record:	<u>JANET GALANTE</u>
Address of Owner of Record:	<u>302 S. PLUMER AVE., TUCSON, AZ</u>
Phone Number of Owner of Record:	<u>520.400.5808 / 520.882-7529</u>
Signature of Owner of Record: (must be original signature)	<u>Janet Galante</u>

Case Number: C10- Activity Number: DPI9 -

January 22, 2019
(revised 1.23.19)

RE: PROJECT NARRATIVE- VARIANCE AND DRB REVIEW AT 302 S. PLUMER AVE.

Attn: City of Tucson Variance and DRB Staff,

The subject property at 302 S. Plumer Avenue is currently in escrow and we are seeking several variances that we may further develop the property as a "doggy daycare," aka: Animal Services site. The new business is called Sit! Stay! Play! and it is a relocation of an existing business a few streets away. The subject site is just over 22,600sf in size and currently zoned I-1. We are not proposing a rezoning. We are proposing several variances...

1. Parking reduction from (18) required on-site spaces, to (10) off-site spaces proposed. This is a requested reduction of (8) spaces. Parking requested shall occur within the 13th Street right-of-way. Maneuvering shall be within the 13th St. right-of-way and will back out onto said street. Requests are a modification Per UDC Article 7.4.
2. Dumpster access in right-of-way and on-street maneuvering (13th Street) Per UDC Article 7.15, in accordance with Section 8-01.0.0 of the TSM.
3. Street landscape buffer-yard/screening modifications, reductions, and deletions (Plumer Ave. and 13th St.). Specific to Plumer Avenue, we are requesting existing planters to remain as is. At 13th Street, we are asking to reduce the required 10'-0" deep landscape buffer yard to 8'-0" in depth, and to reduce the length from 83'-0" to 43'-0". Per UDC Article 7.6
4. Modifying and deleting pedestrian access requirements. 13th Street sidewalks to be partially deleted, and a narrower existing 36" walkway to be allowed to remain in front of existing building along (13th Street) Per UDC Article 7.8.
5. Street building setback reductions for new construction along Plumer Ave. (21' reduced to 15'), and continuing use of existing building (Plumer Ave. and 13th St.) In addition, a shade building is proposed at (0') lot line along 13th Street. Changes address UDC Article 6.3, Table 6.3-5.A. Note: due to removal of existing south building, actual building setbacks from Plumer will be increased from 0' to 15'-0" with approved new development.
6. Screen wall height increase requested from 5'-0" required, to 8'-0" proposed. Per UDC Article 6.6.2 and 7.6.5

The intention of our variances will allow SSP to preserve a large internal "outdoor play yard" which is essential for pet needs. The plan is to remove the entire south building (along the alley) and replace that structure with a new pre-engineered metal building that is 4,000sf in size. We intend on keeping and renovating the interior of the existing 3,000sf building that resides on the corner of the property. This industrial neighborhood has always incorporated off-site (on-street) parking and our use works well as the site is not accessible to public use. This facility will see very short visits for drop-off and pick-

up, where staff takes dogs to the interior of the facility. We intend on securing the entire site with an 8'-0" wall, which incorporates the buildings, shaded outdoor space, and the trash enclosure. The new south building will seek to address the outdoor play area through generous overhead glazed doors. These doors will provide pet access as well, from different training areas. We are proposing a new north-facing planter that may allow for art installation, as well as much-needed vegetation along 13th street.

Respectfully,

Earl C. Yousey IV,RA
520.229.7718

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.

Case Number: C10-_____ Activity Number: _____



BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

OUR VARIANCE REQUESTS ARE IN CONCERT W/ NEIGHBORHOOD CONTEXT PARKING AND LANDSCAPE STANDARDS, IF STRICTLY ENFORCED, WOULD DESTROY OPPORTUNITY FOR OUTDOOR DOG PLAY YARD.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

THE SUBJECT PROPERTY WAS DEVELOPED PRIOR TO NEW OWNERSHIP AND EXISTING BUILDING LAYOUT IS A DETERMINING FACTOR FOR FURTHER DEVELOPMENT. EXISTING BUILDING LOCATION IS NOT SELF-IMPOSED.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

MANY PROPERTIES IN THE NEIGHBORHOOD HAVE SIMILAR SETBACK ENCREACHMENT, PARKING, SITE ACCESS, AND LACK OF LANDSCAPE BUFFERYARDS. WE ARE NOT ASKING FOR SPECIAL PRIVILEGE OUTSIDE OF OUR CONTEXT.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

EXISTING BUILDING PLACEMENT AND NEIGHBORHOOD CONTEXT FOR STREET PARKING CONTRIBUTE TO DEVELOPMENT LIMITS. OUR NEW USE DOES NOT ALLOW PUBLIC WITHIN THE FACILITY INTERIOR SO TYPICAL DROP-OFF PARKING WORKS WELL.

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Activity Number:



BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

EXISTING PARKING, SITE ACCESS, LANDSCAPE, AND SITE WALLS
WILL ENSURE ADEQUATE SAFETY FROM CURRENT LAYOUT TO
NEW. ENHANCING THE PERIMETER YARDS (SITE WALLS) AND
REMOVING VEHICULAR GATES WILL ALSO HELP PROVIDE SAFETY.

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

BY UTILIZING EXISTING PARKING AND REMOVING VEHICULAR
GATES, THE SITE WILL INCUR LESS ON-SITE CONGESTION. WE
ARE PROPOSING REALISTIC BUILDING HEIGHTS AND OUR IMPROVED
PROPERTY WILL STIMULATE ADJACENT PROPERTY VALUES IN THIS AREA.
OVERALL BUILDING FOOTPRINT IS DIMINISHING.

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

BY UTILIZING EXISTING PARKING + BUILDING (ON CORNER), WE
FEEL THE REQUESTED VARIANCE WILL AFFORD RELIEF WITH
ONLY MINOR MODIFICATION.

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January 16, 2019

RE: NEIGHBORHOOD MEETING NOTICE- VARIANCE AT 302 S. PLUMER AVE.

Dear Neighbor,


Mrs. Janet Galante and her architect would like to personally invite you to our Neighborhood Meeting from 4:00-6:00pm on Monday, January 28th, 2019. Our meeting will be held at the site, located at 302 S. Plumer Avenue. We are submitting to the City of Tucson in order to further develop the existing property...

1. Parking reduction, parking in right-of-way, on-street parking, and maneuvering parking spaces into a street (13th Street) Per UDC Article 7.4.
2. Dumpster access in right-of-way and on-street maneuvering (13th Street) Per UDC Article 7.15, in accordance with Section 8-01.0.0 of the TSM.
3. Street landscape buffer-yard/screening modifications, reductions, deletions and wall height increase (Plumer Ave. and 13th St.) Per UDC Article 7.6 and 6.6.2.
4. Modifying and deleting pedestrian access requirements (13th Street) Per UDC Article 7.8.
5. Street building setback reductions for new construction, and continuing use of existing building (Plumer Ave. and 13th St.) Per UDC Article 6.3, Table 6.3-5.A.

We will be there to show you plans of the project and answer any questions that you may have. Please Contact Earl C. Yousey IV, RA for any additional information you may need in reference to the meeting (phone number listed below). If you plan on attending, please remember to provide your information on the sign-in sheet.

Our variance application to the Board of Adjustment will be submitted to city staff for processing. Staff will send an official notice with the date, time, and place of the Board of Adjustment Public Hearing, planned for February 27th. Written responses may be mailed to city staff to be read at the public hearing, and staff will continue to meet with anyone up until the hearing date with regards to this project.

Respectfully,

A large, stylized handwritten signature in black ink, appearing to read 'Earl C. Yousey IV'. The signature is written over the printed name and phone number.

520.229.7718 Earl C. Yousey IV, RA

Parcel Number: 129-04-2440**Property Address**

Street Number	Street Direction	Street Name	Location
302	S	PLUMER AV	Tucson

Contact Information**Property Owner Information:**

DHP LLC
1428 E LEE ST
TUCSON AZ

85719-4218

Property Description:

AMERICAN VILLA RESUB LOTS 1 2 & 3 BLK 16

Valuation Data

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	COMMERCIAL (1)	18.0	\$252,315	\$252,315	\$45,417
2019	COMMERCIAL (1)	18.0	\$254,333	\$254,333	\$45,780

Property Information

Township:	14.0	Section:	17	Range:	14.0E
Map & Plat:	3/10	Block:	016	Tract:	
Rule B District:	1	Land Measure:	22,613.00F	Lot:	00001
Census Tract:	700	File Id:	1	Group Code:	
Use Code:	3010 (MULTIUSE OR MISCELLANEOUS INDUSTRIAL)			Date of Last Change:	7/6/2011

Sales Information (1)

Affidavit of Fee No.	Sale Date	Property Type	Sale	Validation
20111120349	2/2011	Commercial/Industrial	\$250,000	X JGC

Valuation Area

District Supervisor: RAMON VALADEZ **District No:** 2

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
60	10	SC_ARROYO_CHICO	01009001	14

Recording Information (2)

Sequence No.	Docket	Page	Date Recorded	Type
20111120349	0	0	4/22/2011	WTDEED
0	7232	836	3/5/1984	

Commercial Characteristics

Property Appraiser: Renee Ayala Phone: (520) 724-8010

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	5,607	\$237,118	\$0	\$0

Commercial Detail

SEQ-SECT	Const Year	Model / Grade	RCN	RCNLD	Model Description
001-001	1960	151/3	\$330,168	\$190,375	BUSINESS OFFICE
002-001	1953	381/3	\$15,573	\$5,544	UTILITY/STORAGE
003-001	1953	381/3	\$23,396	\$8,329	UTILITY/STORAGE
004-001	1953	101/3	\$46,877	\$16,688	COMMERCIAL YARD IMPROVEMENTS
005-001	1953	290/3	\$45,454	\$16,182	PARKING LOT

Petition Information (4)

Tax Year	Owner's Estimate	Petition	Work Up
2012	\$140,175		
2010	\$140,175		
2008	\$140,175		
2003	\$89,712		

Permits (2)

Permit	Status	Issued	Final	City	Value	SqFt	Sub	FirstInsp	LastInsp	Processed	% Complete
T11OT00519	COTH ~ FINAL	04/04/2011	05/02/2011	TUC	\$0	0	3/*	08/24/2011	08/24/2011		0
Description: C OF O:GENERAL CONST											
CPET6177	PET ~	07/24/2007	08/15/2007	ASR							
Description: Remeasure imps - mainly the equipment sheds in back. Thanks, Jim											

Notes (9)

Created: 2/28/2014 2016N - No change to use code at 3010. No change to Land/Imp class 1/0. Update CCS Imp 001, effective age from 1960 to 1976 due to remodel. Update CCS Imp 004 from model 290 to 101. Add CCS Imp 005 for parking. Updated APEX/Photos in Bookmap.
Modified: 2/28/2014

Created: 7/18/2011 PETITION 2012 A LEVEL REVIEWED & ADJUSTED
Modified: 7/18/2011

Created: 8/19/2009 2010 B-LEVEL: REVIEWED & ADJUSTED.
Modified: 8/19/2009

Created: 10/29/2007 2008 SBOE LEVEL OK.
Modified: 10/29/2007

Created: 8/6/2007 2008 A-LEVEL OK
Modified: 8/6/2007

Created: 7/26/2007 09 Notice: Measured and P/U missing awnings and update CCS.
Modified: 7/26/2007

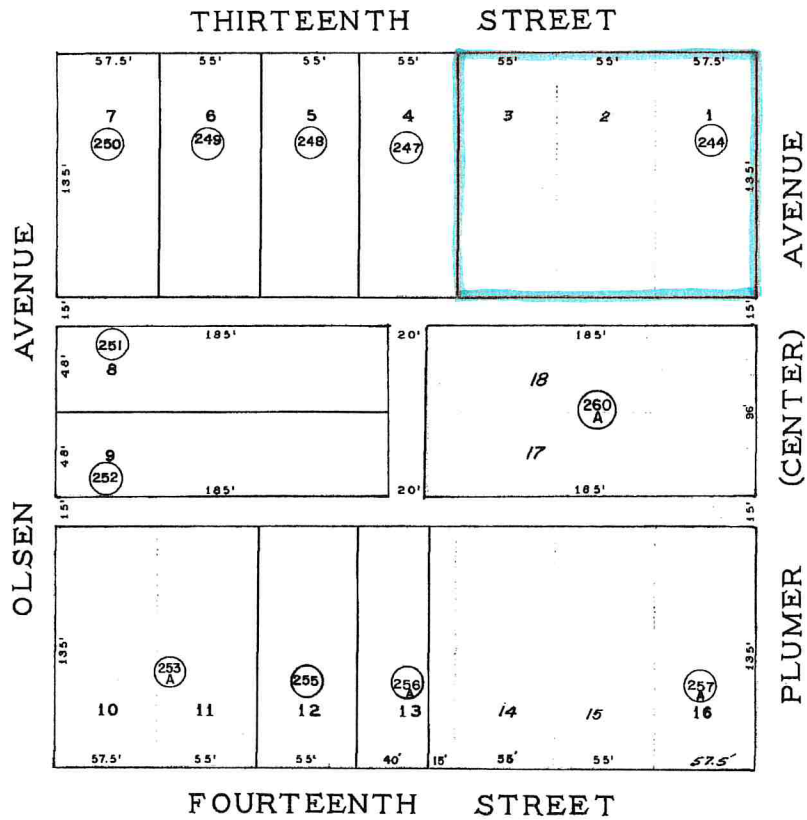
Created: 7/26/2007 09 Notice: Measured and P/U missing awnings and update CCS.
Modified: 7/26/2007

Created: 7/2/2002 A-LEVEL OK
Modified: 7/2/2002

Created: 5/24/2002 1008 & 1680 sqft imps are the same in type and material, and both have: 10' to 12' walls, no finish interiors and no heat/cool. Office bldg is ALL office use. Photos taken
Modified: 5/24/2002

129-04
16/30

BLOCK 16, AMERICAN VILLA RESUB.



SCALE-1"=50'

SEE BOOK 3, PAGE 10, M.&P.

1975

1101 (1)